



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		VIRGINIA RD, LINCOLN

OWNERSHIP

Owner 1: COULES ELIZABETH
 Owner 2:
 Owner 3:
 Street 1: 82 VIRGINIA RD UNIT 108
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ:
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
102	150,200		0.000		150,200
Total Card		150,200	0.000		150,200
Total Parcel		150,200	0.000		150,200
Source: OverRide		Total Value per SQ unit /Card: 118.92		/Parcel: 118.92	

Legal Description
MINUTEMAN COMMON CONDOS UNIT A108
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
04/18/12

PREVIOUS OWNER

Owner 1: MINUTEMAN COMMONS CONDOMINIUM -
 Owner 2: -
 Street 1: 51 SLEEPER STREET
 Twn/City: BOSTON
 St/Prov: MA Cntry
 Postal: 02210 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	150,200	0	.		150,200	150,200	Create Final value 2019	6/4/2019
2018	102	FV	150,200	0	.		150,200	150,200	Year End Roll	9/28/2017
2017	102	FV	133,900	0	.		133,900	133,900	Year End Roll	9/29/2016
2016	102	FV	133,900	0	.		133,900	133,900	Year End Roll	1/14/2016
2015	102	FV	133,900	0	.		133,900	133,900	Year End	10/2/2014
2014	102	FV	133,900	0	.		133,900	133,900	Year End Roll	1/23/2014
2013	102	FV	133,900	0	.		133,900	133,900	Year End Roll	10/25/2012
2012	102	FV	133,900	0	.		133,900	133,900	Year End	1/26/2012

Parcel ID 103 3 0 A 108

PRINT

Date	Time
09/30/19	23:09:33

LAST REV

Date	Time
05/01/12	10:12:49

brennanp
2778

USER DEFINED

Prior Id # 1:	5 3 8
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 2006, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MINUTEMAN COMMO	51041-360		4/16/2008	SALE RESTRIC	144000	No	No			Affordable unit
SMITH, LAWRENCE	44521-358		1/21/2005		1000000	Yes	No			

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2012	MEAS/EXT INS	25	D ERSKINE
6/19/2007	PERMIT VISIT	100	

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	MC																

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 102	CONDO	Prime NB Desc	MINMAN	Total:	SpI Credit	Total:
----------------------	-------------------	-----------------	-------	---------------	--------	--------	------------	--------

